

And Legal

POLICY STATEMENTS

A. Housing Supply

IT SHOULD BE THE POLICY OF THE NCPC AND OTHER FEDERAL AGENCIES TO REQUIRE AS PRE-CONDITIONS TO BUILDING A FEDERALLY OWNED FACILITY OR TO LEASING PRIVATELY OWNED FACILITIES FOR GOVERNMENT USE: (1) THAT THE LOCAL JURISDICTIONS MUST HAVE AN AFFIRMATIVE POLICY AND PROGRAM TO ASSURE THAT ALL HOUSING IS EQUALLY AVAILABLE TO PERSONS AND FAMILIES REGARDLESS OF RACE AND THAT ZONING RESTRICTIONS DO NOT EXCLUDE HOUSING FOR LOW- AND MODERATE-INCOME FAMILIES; (2) THAT THERE IS A SUBSTANTIAL SUPPLY OF LOW- AND MODERATE INCOME HOUSING GENERALLY AVAILABLE TO PEOPLE OF ALL RACES AND ETHNIC GROUPS WITHIN A CONVENIENT AND INEXPENSIVE COMMUTING RADIUS, OR THAT THERE IS A VIABLE AND ADEQUATE PROGRAM TO PROVIDE SUCH HOUSING IN SUFFICIENT QUANTITY, AND (3) THAT COMMUNITY FACILITIES IN WHICH THE PEOPLE WILL LIVE ARE ADEQUATE AND SUITABLE TO SERVE THE NEEDS OF A BROADLY INCLUSIVE POPULATION (see Definitions and Criteria section below).

Definitions and Criteria

The following apply to the foregoing policy statement on Housing Supply:

- o "Low income" refers to families with incomes of \$5,000 or less. 5/
- o "Moderate income" refers to families with incomes in the range of \$5,000 to \$10,000 per year.
- o "Middle income" refers to families with incomes above the median for the National Capital Region (approximately \$10,000 per year).
- o "Low-income housing" refers to conveniently located, standard quality accommodations with rents ranging from \$60 to \$100 per month, to publicly assisted low-income housing with shelter payments adjusted to 25 percent of income or less, or to sale housing for which the sale price is under \$10,000.
- || o "Moderate-income housing" refers to sale housing in the range of \$10,000 to \$25,000 or rents in the range of \$100 to \$200 per month. Non-profit, moderate-income housing with below market or subsidized interest rates would automatically qualify.
- o "Jurisdiction" applies to the District of Columbia, Alexandria and the six counties comprising the National Capital Region, and those incorporated municipalities which are not subject to the ordinances and regulations of the counties in which they are situated.
- o In calculating the supply of low- and moderate-income housing within "convenient and inexpensive commuting radius," the entire stock conforming to the above definitions for these types of

housing should be included whether vacant and on the market or occupied and not on the market.

- o A "substantial supply" of moderate-income housing will not be considered to exist if most of the units so defined are clustered in the upper ranges of the brackets. There must be a reasonable distribution of units at all levels within the bracket.
- o A "substantial supply of low- and moderate-income housing" will be presumed available if the total stock conforming to definitions above on these types of housing and within reasonable commuting distance is equal to the needs of low- and moderate-income families already residing in the commuting area and for those who will be required to fill jobs in both the public and private sectors at wage or salary levels of \$10,000 per year or less.
- o In the absence of comprehensive data concerning the numbers and household characteristics of persons employed or to be employed in the area in the private sector, the housing supply for low- and moderate-income households will be presumed adequate if the total quantity is equal to three times the needs of the households of the Federal employees to be stationed in the area.
- o Low- or moderate-income housing in the production stage will be calculated as part of the supply if building permits have been issued and financing has been assured.
- o "A viable and adequate program to provide (low- and moderate-income) housing in sufficient quantity" will be recognized only if the following conditions prevail:
 1. There are appropriately zoned sites suitable for moderate-income housing of sufficient size to accommodate the required housing within convenient commuting radius.
 2. The formally adopted plans for the jurisdictions include safeguards that such sites will not be preempted for more costly housing or other uses.
 3. The jurisdictions have qualified under HUD regulations for federally assisted housing.
- o "Convenient commuting radius" extends to any point that is served by a system of public transportation providing frequent service to and from the work facility with travel time of 45 minutes or less per trip and a total fare not exceeding the standard fare within the District of Columbia.
- o The requirement "available to people of all racial and ethnic groups" will be presumed to have been satisfied if:

1. The local jurisdiction has established an agency to implement a local fair housing law equivalent in coverage and enforcement provisions to the Federal fair housing law, or there exists within the jurisdiction an agency or program to implement the Federal fair housing law, and providing there are no zoning or other restrictions that prevent the development of low- or moderate-income housing.
 2. At least 25 percent of the dwelling units within convenient commuting radius are occupied by members of a minority race or there is an effective program for affirmatively marketing moderate- and low-income housing to members of whichever race is in the minority in the particular area.
- o Community facilities shall include elementary and secondary public schools, recreational and cultural facilities, shopping facilities and public transportation. Tests of adequacy and suitability shall take into consideration that many low- and moderate-income families have limited private transportation. Facilities must, therefore, be within walking distance or there must be convenient and inexpensive public transportation from residential areas to the facilities. Public schools and recreational facilities must be geared to the needs of low- and moderate-income families as well as to the more affluent.

B. Location of Federal Employment Facilities

IT SHOULD BE THE POLICY OF THE FEDERAL GOVERNMENT TO COORDINATE THE LOCATION OF ITS FACILITIES WITH THE SUPPLY AND DEVELOPMENT OF HOUSING, ESPECIALLY FOR THOSE SEGMENTS OF THE POPULATION THAT ARE MOST AFFECTED BY SUPPLY SHORTAGES AND EXCESSIVE COSTS. The NCPC, the General Services Administration, and other executive agencies, should be guided by formal policies and standards which provide that government operations should be expanded only in those jurisdictions where there is either a substantial existing supply of housing for families in the low- and moderate-income rangess -- or where there is a vigorous program for the assured development of such housing.

C. Development of New Communities

IN PLANNING FOR THE MORE DISTANT FUTURE, CAREFUL CONSIDERATION SHOULD BE GIVEN TO LOCATING GOVERNMENT FACILITIES TO ENCOURAGE THE ORDERLY DEVELOPMENT OF BROADLY INCLUSIVE NEW COMMUNITIES. In fostering such community development, particular attention must be given to those factors which will assure a suitable and welcoming environment for people of all incomes, races, and ethnic backgrounds, and to the requirements set forth in part 31, of Title 24 of the Code of Federal Regulations as cited below:

- o (the new community) must be designed for the fullest range of people and families of different compositions and incomes and must be open to members of all national, ethnic and racial groups.